

Town of Weston
Minutes for Elderly Housing Committee
Tuesday, October 1, 2019
Brook School Apartments
44 School Street, Building C
Weston, MA 02493

EHC Members: Tom Timko - Chair, Tack Chace, Carol Ott, John Hennessey and Melissa Brokalakis

Residents/Public: Paul & Rachel Bau C20, George Brown B16, Carole Chase D172, Patti Davenport D284, Carol DiCicco D170, Paul Foley B18, Judy Foote C51, Edson Forbes D279, Betsy Gescheider D277, Sandra Gosselin D283, Susan Hewitt D174, Arthur Jones C22, Ginny & Phil Lombardo C42, Gary Marcoux D61, Nancy Orth D171, Shirley Small-Rougeau C48, Liz Tice C34 and Lana Yuen D282.

Town of Weston: Monyette Vickers, BSA Manager; Karin Ott, BSA Housing Certification Specialist

Meeting called to order at 7:54AM

The minutes from the September meeting were accepted and bills were signed off.

Brook School Apartment Update – Monyette

Monyette updated the Board on events and projects at BSA. HUD approved the contract rent increase of \$1,804 retroactive to April 1st 2019. The only vacancy will be leased up as of November 1st. All unit inspections are complete and Monyette will follow up with any issues or residents that require follow up inspections.

Ed will temporarily reline and number parking spots for residents and visitors. The word VISITOR will be spelled out across visitor spaces in the parking lots to help address issues that have occurred with people associated with school sports parking in resident spaces. Permanent relining and wording will be done with upcoming parking lot maintenance.

Resident Handbook – Carol & Tack

A motion was made and the Board accepted unanimously the revised Resident Handbook. The RH will be printed offsite for the initial distribution with a cardstock cover. The RH will be distributed to all residents and include a page that each resident will sign and return to the BSA office.

BSA Envelope – Tom

There was a motion to use some of the building envelope funds the CPC allocated to repaint the brick work of Building C as repainting was part of the original scope of work, and to repair/replace Building D windows due to rot. The motion passed unanimously. A second motion was put forth to return \$6,500, the remaining balance of the Building E Feasibility Account to the Community Preservation Committee. The motion passed unanimously.

Petition & Common Space Area – The Board

The resident petition is still under review and residents must follow all handbook rules and management notices until further notice.

Common Area Study – Monyette

The first draft of the common area study has been done and proposes 30 additional storage spaces. The Board will review the notes and send feedback to Tom or Monyette. A new lead architect will need to walk the space, including Building D which was not reviewed by the previous architect. A resident asked if the residents will have input into the planning. The study will be made available to residents and their suggestions may be given to Tom or Monyette.

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A resident asked if there would be only private meetings and no public discussion of the study or the petition. Tom clarified the individual meetings pertain only to the petition. Any resident may talk with Monyette or attend the EHC meetings for the common area study updates. The Board may hold a “round table” discussion with residents and the architect sometime in November, if possible. The earliest that plans would be available for a vote would be sometime in December.

Local Initiative Plan Application – Monyette & Tack

The BSA will work with the Town of Sudbury to handle the advertising, lottery, and initial certification for the six Building D units that will not have a preference for an applicant with a Weston affiliation. As filled, the units will be added to Weston’s subsidized housing inventory. Once all six units have been filled, we want the Department of Housing and Community Development to add all 24 Building D units to the Subsidized Housing Inventory.

Housing Trust Update – Tom

Tom gave an update of the status of various potential housing developments around Weston.

Building E Discussion – Tom

The Community Preservation Committee applications for funding projects are due in January. Discussion followed as to how the potential septic treatment facility would impact Building E development. Tom suggested that if the Board moves ahead with the building it could be designed in two phases. First plan for the current allowable 14 units. Second, create a plan for possible expansion for when the septic facility is built. John suggested Building E should have more two-bedroom apartments and covered parking. The recent Council on Aging survey, again emphasized Weston’s need for housing adults ages 55+.

The Board decided they will move forward with developing Building E. Carol and John will work on communication with BSA neighbors. Tom, Melissa and Monyette will work on documentation and suggestions. Any design work should include the possibility of expansion on the current septic field for development after the Weston septic treatment facility is finished.

Other Business –

An incident of public parking in resident spaces was brought up. The repainting of the parking spots should help with the issue. Melissa said that the Weston Community Facebook page has good connections for residents. Tom advised Board members to only observe political and BSA items and refrain from commenting on the page.

The Jack Heine plaque, honoring his service to BSA and commitment in the development of Building D, has been ordered. Before planning a reception, Carol or Tom will see if Jack is coming back to the area.

Public Comment –

A resident asked if a location for Building E needs to be decided before moving forward. Tom explained that the next round of plans will help make the decision clearer. Another resident stated that he would like to see representatives for each building attend the EHC meetings which would help with communication of what is happening at BSA. Every resident is welcome at any EHC meeting.

Carol informed everyone that the COA study, “Aging in the Town of Weston: A community needs assessment,” is available online and contains good information.

The meeting was adjourned at 9:17AM

The next meeting will be Tuesday, November 12th @ 12:00PM.